

Isle of Whithorn Leisure Limited

Registered office: 1 Dashwood Square, Newton Stewart, DG8 6EQ

Company Registration No.: SC055894 (Scotland)

Minutes of Isle of Whithorn Leisure Ltd. AGM held at 18:30hrs Sunday 17th. April, 2022 in St. Ninian's Hall, Isle of Whithorn.

1. Apologies were received from Elaine & Graham Perrett (2), Edward & Judith Ireton (5), Georgina Souter (6), Stephen Walker (12A), Nan & Willie Bell (16), Sandra Kay (21), Barbara Royle (38), Ann Kay (40), Barbara Sands (44).
Persons present: Yvette Pavelyn & Andrew Read (4, 24, 31)(AR-joint secretary), Alec Palfreyman (8), Martin & Muriel Sneddon (10)(MS-committee), Heather Whyte (12), Kathryn Norgate (14)(KN-Site Maintenance & joint secretary), Diana Edwards(22)(DPE-Treasurer), Diane Collins (34), David Ordish & Morag Roberts (43)(MR-committee). Chair.
2. Minutes of the 2021 AGM previously circulated. Agreement proposed by Diane Collins, seconded by David Ordish.
3. One matter arising from that meeting was the removal and relocation of the "dogs to be kept on leads" sign on the wall of the first garage. This has not been actioned as its removal would in all likelihood cause damage to the surface on which it is mounted.
4. Dave Wheatley resigned his position and duties were taken over by MS who is standing down at this AGM. DPE is taking over. All levies have been paid. General expenditure was in line with the previous year however storm debris clearance and extensive tidying of beds and borders in order to catch up with previous neglect added to costs. The annual levy is set at £450 with a discount of £70 if paid before 17th.July. (£380 payable). After that date the full amount becomes payable and after 21st. September none payers are regarded as in default. No reminders will be issued. Methods of payment previously circulated in the Invitation to AGM document.
5. The secretary's report is as previously circulated in the Invitation to AGM document. **An addition however is the recording of formal recognition of the excellent work done by Kevan Boyce and his staff in the rebuilding of the sea defences. This was undertaken in often inclement weather and was hard work. The result is a credit to all concerned**
6. Site maintenance will be the responsibility of KN. MS reported that the work to define our boundaries is ongoing. We have a first draft but clarification of some areas still has to be done.
Trees - removal of a tree at the rear of number 3 is in hand and repair to the dry stone wall in the same location. Removal is necessary to prevent further wall damage as owners or IOWLL are responsible for repairs dependant on damage location.
Street lighting is in good working order, no expenditure needed. Timer will be reset as appropriate by KN or DPE if KN not on site.
No drain cleaning has been undertaken by the local authority this last year, it is included in the village schedule.
Bins - a request that they are numbered to allow return to the correct chalets when the wind rearranges them.

Correspondence address: 22 Laigh Isle, Isle of Whithorn, Newton Stewart, DG8 8LS

Email kathryn23.54@btinternet.com

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The garden waste cages by the shore have been emptied, six large trailerloads being removed which cost £480. It is again requested that only items as indicated on the bay signs are placed and branches cut into small, compostable pieces. The area around the cages will as far as possible be kept accessible to avoid overload at the front and maximise usage.

The roadways are in need of repair and condition is being monitored.

Beds and border maintenance is ongoing. Any assistance owners can give in maintaining a bed which they look out onto will keep costs down. Those who do tend such beds are thanked.

The sea wall work involved much initial research as to ownership. MS undertook this and the journey was an interesting one. Opinions differed and memories were that the original wall had been at least partly financed by a government initiative. The outcome was that it is part of Laigh Isle and our responsibility. Time was of the essence as front line properties were left vulnerable to further sea ingress. Work was therefore commenced along a 55meter length as that was identified as the most vulnerable. The gabion cages were cleared of debris revealing broken wires. A breeze block wall was built in front of the gabions incorporating steel reinforcing rods and drainage pipes from the grassed area. This was backfilled with cement. Cleared debris was taken away from the wall and collected to form a wave breaking ridge.

Diane Collins and DPE expressed how frightening it was seeing the storm activity, the debris it contained and the encroachment into Laigh Isle which came close to front line properties.

It was commented on that this is the first major sea defence repair work since the early 80's. Costings are as follows:

	£
Debris clearance	500
Materials	1160
Labour & equipment hire	7500
Total	£9160

Materials cost was kept low due to keen negotiating by Kevan Boyce.

It was discussed by the committee at previous meetings what a reasonable amount for an extra levy should be. £150 was agreed, to be paid by 30th. September.

Rationale:

46 chalets @ £150 brings in £6,900. The difference of £2,260 was paid by IOWLL.

It was stated by MS that we have to be financially prepared for further major expenses and it was not advisable to run funds too low.

Alec Palfreyman asked if the work came with any guarantee. It doesn't, however we have used Kevan Boyce for other works, he employs local people and is unlikely to leave us in difficulties. AP also pointed out that the end of the wall may present a weak point allowing sea ingress. MS accepted that there may be weak points

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however as no one involved claimed any expertise in sea defence work it was a case of repairing and bolstering what was obviously a main risk and dealing with any shortfalls at later dates.

David Ordish mentioned again the quality of the workmanship.

Heather Whyte asked if the Community Garden workers were to be allowed on site to remove compost as last time some spillage onto the road was encountered. There is now very little compost left but the offer of its use is still open to them. Jon Martin from the scheme will be contacted by MS explaining concerns.

7. MS and MR are resigning from the Committee. Replacements are DPE and KN. No other owner has put themselves forward.

Andrew Read remains on the Committee and is responsible for site insurance, data protection, IT issues including a proposed web site.

DPE is appointed Treasurer and will also issue share certificates.

KN will oversee site maintenance, committee meetings, arrange AGM's and record & circulate agenda and minutes.

Each committee member will call upon another to assist if necessary given our lack of numbers.

A previous suggestion that tasks be broken down and assistance sought did not elicit any responses from owners.

Comment was made that it is often said how attractive Laigh Isle is. This can only continue if work is done behind the scenes to coordinate all the tasks needed. The bringing in of external administrators would significantly increase levies and the lack of presence would not be conducive to maintaining high standards.

KN expressed thanks on behalf of all to MS and MR for all the hard work they have undertaken in extreme times of late with Covid and the storms to contend with. It has been an exceptionally busy and challenging time and they have served us all well.

8. AR outlined his work setting up web sites and suggested that a web site for Laigh Isle be set up by him. It would be administered by him, access for updates would be restricted to him and one or both other committee members. It would be in the public domain as per any other web site and would not contain any commercial or personal info elements. DPE and Diane Collins were concerned re privacy issues - photographs of the site (for example). Photographs of the recent damage and works have been taken and could be included. Minutes of committee meetings and AGM's would be made available. Those without internet connections would continue to receive these documents by post. Overall it was accepted by the meeting that this was an efficient manner of communication and could save committee members some work.

9. No items submitted by owners for discussion.

10. The date of the next committee meeting lead to some discussion. One resident had pointed out that Easter Sunday is perhaps not a good date. The origins of this date go way back and have from time to time been changed with varying results.

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It so happens that this year difficulties were experienced getting the accounts audited in time for serving on shareholders at least three weeks prior to the AGM and this was with a relatively late Easter. Various options were discussed. Alec Palfreyman suggested that consideration be given to holding the meeting on a Saturday to accommodate owners who may wish to come to Laigh Isle just for the weekend. This was accepted as a sensible suggestion and a date of Saturday 17th June 2023 was set, 6:30pm. It will be borne in mind that summer social event bookings are common and we may have to change that date and defer to a more profitable use of the Hall. In that case we should get sufficient notice.

Diane Collins queried levy payment dates. Previous AGM minutes record a much tighter payment schedule which could be considered. Notification of the proposed amount could be communicated at year end accounts collation when all income and expenditure is known. Matter to be considered and decision communicated.

11. AOCB - Alec Palfreyman queried the cost of tree felling as he needs a tall conifer felling. Andrew O'Malley is dealing with the tree at the rear of number 3 and could be approached. Difficult to assess cost. Outside contractors were used at number 11. MR wished the use of other peoples' wheelie bins be mentioned in that there have been occasions when their general waste bin has been filled but then not put out for collection. It is requested that permission from owners be got before using their bins, the bin put out for emptying and returned in a clean state.

David Ordish proposed a vote of thanks to committee members for their work.

The meeting closed at 19:33 hours.

Additional note:

Andrew Read has been corresponding with Townergate, the brokers for our public liability insurance. Recent storms brought into focus the risk we face from the sea. While this is not covered by this insurance a review of our proposal and more specific definitions of generic terms was requested.

The outcome is that we have made our proximity to the sea clear and this has led to the requirement for life saving equipment to be installed.

In the next few weeks a Lifebuoy will be installed at the top of the slipway.

If at any time it is noticed that this equipment is damaged, insecure or otherwise compromised please bring this to the attention of a committee member. Diana Edwards at 22 is the only permanent resident. Kathryn Norgate's email address is at the base of this document. We must maintain the Lifebuoy in good order to comply with the insurance t&c's.

Kathryn Norgate
on behalf of IOWLL Committee.

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